

**WATERFORD LAKES TRACT N-25A NEIGHBORHOOD ASSOCIATION, INC.
(CYPRESS ISLES)**

Board of Directors Meeting

MINUTES

Location: Connect Realty

March 18, 2014

- 1. Call to Order:** The meeting was called to order at 6:33 P.M.
- 2. Certify Quorum:** The board members present were Dennis Horazak, Bob Conner, Harold Engold, Myron Davis, Frank Gallagher and Kim Gallagher. Cookie Symons was absent with notice. Also present were Manager Bob Borg from CMP and Neighborhood Watch Coordinator Sandy Horazak.
- 3. Proof of Notice:** Proof of notice was given.
- 4. Adoption of Agenda:** Dennis Horazak motioned to accept the agenda as presented. Frank Gallagher seconded, all approved and the motion carried.
- 5. Approval of Minutes:** Harold Engold motioned to approve the minutes of the January 21, 2014 Board Meeting. Kim Gallagher seconded, all approved and the motioned carried.
- 6. Reports of Committees:**
 - Architectural Review Committee: Harold Engold reported that no applications were sent in since the last meeting.
 - A. Grounds Maintenance – No report.
 - B. COPS Committee: Harold Engold reported that four (4) hours of patrols were completed in February and March.
 - C. Neighborhood Watch: Sandy Horazak reported that no incidents were reported since the last meeting.
 - D. Newsletter: Sandy Horazak reported that the newsletter is posted on the website, and emailed to residents by request.
 - E. Website: Dennis Horazak has the website up and running.
- 7. Report of the Association Manager:** The manager's report was accepted as presented. CMP reported on the financials, delinquencies and violations. Cypress Isles has 16 delinquent accounts: three in mortgage foreclosure totaling \$532, one bankruptcy totaling \$1,828, four Intents to Lien totaling \$2,197 and eight late notices totaling \$254. Dennis Horazak motioned to have the attorney send an Intent-to-Lien letter to account #105-1838. Myron Davis seconded, all approved and the motion carried. The Board requested that CMP contact WLCA on any legal actions concerning account #'s 129-1193 and 105-1511. The Board also requested that CMP send another collection notice to account #105-0224.
- 8. Unfinished Business:**
 - A. The Board will continue to review the aeration project for the Cedarwood pond at the next meeting. The only known local example of a solar-powered aeration system is a Solar Bee unit in Barnett Park in Pine Hills.
 - B. Community Message Boards were reviewed, with the main issue being location. The Board will determine the feasibility of displaying the message boards on the entrance walls.
- 9. New Business:**
 - A. The annual meeting is scheduled for May 20, 2014 at 7:00 P.M. at Connect Realty.
 - B. Frank and Kim Gallagher will be resigning from the Board after the annual meeting in May.
- 10. The next board meeting** will be after the annual meeting held at Connect Realty on May 20, 2014.

11. Adjournment: Bob Conner moved for adjournment, Myron Davis seconded the motion, and the meeting was adjourned at 7:15 P.M.

Submitted by: _____

Approved by: _____